HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Saskatoon CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2015

Highlights

- In the primary rental market, the vacancy rate in Saskatoon's privately-initiated rental apartments was 6.5 per cent in October 2015, up from 3.4 per cent in October 2014.
- The average monthly rent for a two-bedroom apartment in new and existing structures in the Saskatoon CMA was $1,087 in October 2015, compared to $1,091 in October 2014.
- In rental structures common to both the October 2014 and October 2015 surveys, the year-over-year change in average rent for a two-bedroom apartment was 0.5 per cent.

Figure 1

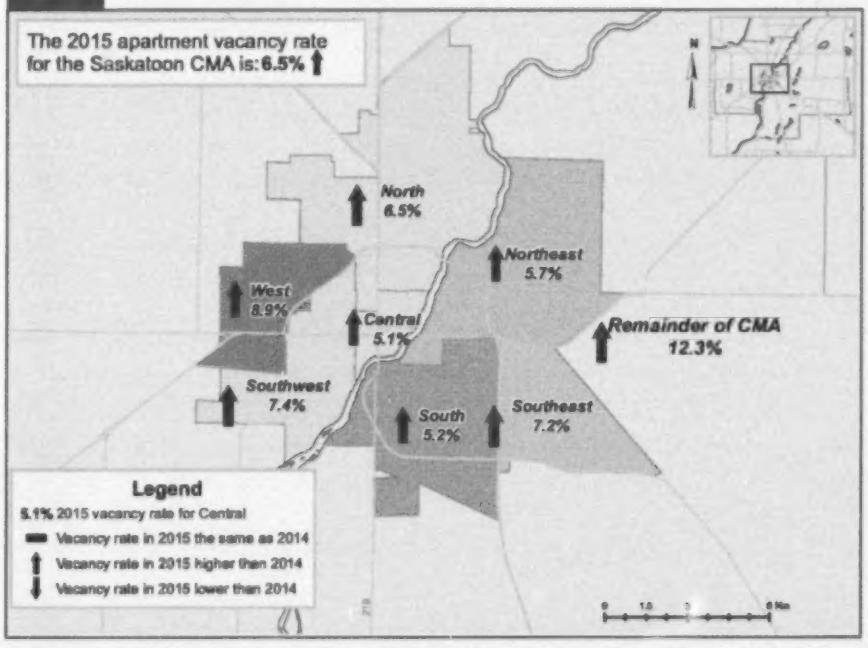
The 2015 apartment vacancy rate for the Saskatoon CMA is: 6.5%
North 6.5%
Northeast 5.7%
West 8.9%
Central 5.1%
Remainder of CMA 12.3%
Southwest 7.4%
South 5.2%
Southeast 7.2%
Legend
5.1% 2015 vacancy rate for Central
Vacancy rate in 2015 the same as 2014
Vacancy rate in 2015 higher than 2014
Vacancy rate in 2015 lower than 2014

Table of Contents

1 Highlights

2 Overview: Saskatoon's apartment vacancy rate rises in 2015

3 Submarket Results: Apartment vacancies rose in all eight zones

5 Supply and Demand Factors: Moderate demand and increasing supply have lifted rental vacancies

5 Secondary Rental Market Survey: Vacancies in rental condominium apartments relatively unchanged

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Primary Rental Market Survey

Overview: Saskatoon's apartment vacancy rate rises in 2015

According to the results of the Rental Market Survey conducted by Canada Mortgage and Housing Corporation (CMHC) in October 2015, the apartment vacancy rate[1] in the primary rental market in the Saskatoon Census Metropolitan Area (CMA) increased to 6.5 per cent from 3.4 per cent in October 2014. Weaker economic conditions have moderated rental demand in Saskatoon as employment growth and net migration have slowed this year. At the same time, rental supply has increased with the completion of purpose-built rental apartments initiated over the past few years. Additionally, the movement of some renter households into homeownership via the condominium market and increased competition from Saskatoon's secondary rental market have put upward pressure on apartment vacancies.

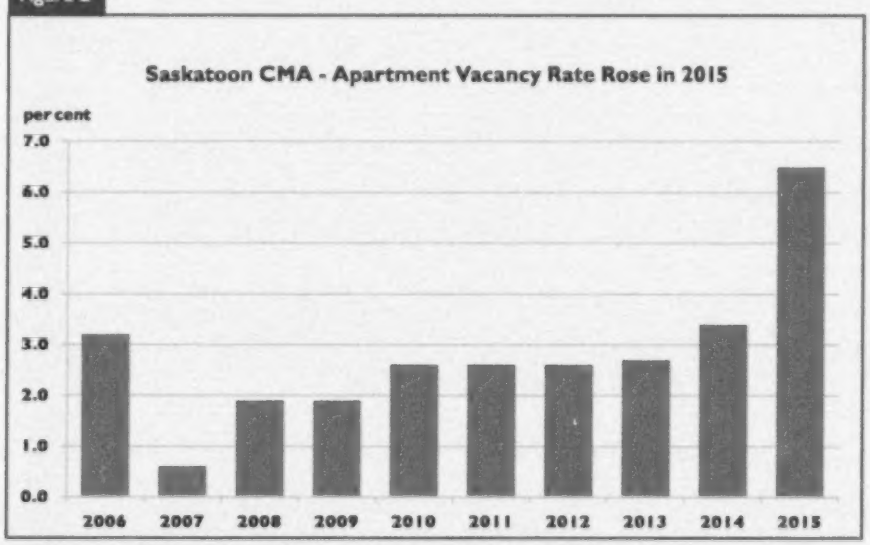
Among the different bedroom types, the vacancy rate ranged from 6.8 per cent in one-bedroom suites to 4.9 per cent in bachelor units. Apartments with one bedroom also reported the largest increase in vacancies this fall, rising 3.5 percentage points to 6.8 per cent from 3.3 per cent in October 2014. Conversely, bachelor units reported the smallest increase in apartment vacancies in the Saskatoon CMA, rising 0.8 of a percentage point to 4.9 per cent this October from 4.1 per cent in October last year.

In new and existing structures, the average monthly rent for a two-bedroom apartment in the Saskatoon CMA was $1,087 in the current survey, relatively unchanged from $1,091 in the previous survey. In structures common to both the 2014 and 2015 October surveys[2], the average rent for a two-bedroom apartment increased 0.5 per cent

Apartment Vacancy Rates (%) by Major Centres

	Oct. 2014	Oct. 2015
Abbotsford-Mission	3.1	0.8
Barrie	1.6	1.3
Brantford	2.4	2.5
Calgary	1.4	5.3
Edmonton	1.7	4.2
Gatineau	6.5	5.9
Greater Sudbury	4.2	3.5
Guelph	1.2	1.2
Halifax	3.8	3.4
Hamilton	2.2	3.4
Kelowna	1.0	0.7
Kingston	1.9	2.8
Kitchener-Cambridge-Waterloo	2.3	2.4
London	2.9	2.9
Moncton	8.7	7.4
Montréal	3.4	4.0
Oshawa	1.8	1.7
Ottawa	2.6	3.4
Peterborough	2.9	3.7
Québec	3.1	4.0
Regina	3.0	5.4
Saguenay	4.2	7.1
Saint John	9.0	8.5
Saskatoon	3.4	6.5
Sherbrooke	5.4	5.8
St. Catharines-Niagara	3.6	2.8
St. John's	4.6	4.7
Thunder Bay	2.3	4.6
Toronto	1.6	1.6
Trois-Rivières	5.3	6.0
Vancouver	1.0	0.8
Victoria	1.5	0.6
Windsor	4.3	3.9
Winnipeg	2.5	2.9
Total	**2.8**	**3.3**

Figure 2



Source: CMHC October Rental Market Survey -- Structures of 3+ units

[1] Based on privately-initiated rental apartment structures of three or more units.

[2] When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2014 and 2015 October Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

year-over-year this fall after a 4.3 per cent gain last October. This slowdown in the pace of rent increases is indicative of current rental market conditions in which renters are facing a wider selection due to additional supply.

In the October 2015 survey, Saskatoon's rental apartments had an availability rate[3] of 8.6 per cent, up from five per cent in October 2014. Apartments with one bedroom had among the highest availability rates at 8.9 per cent, an increase from 4.7 per cent reported last fall, and the largest percentage change among all bedroom types compared to the previous survey. The change in the availability rate for bachelor suites was statistically insignificant between the two October surveys. The availability rate can serve as a useful tool for property managers as it allows them to manage not only the units that are currently vacant, but also those that will be vacant in the coming months. At the time of the October survey, the difference between the apartment vacancy rate and the availability rate had increased to 2.1 percentage points from 1.6 percentage points last fall, which would suggest that more units could become vacant in the months ahead.

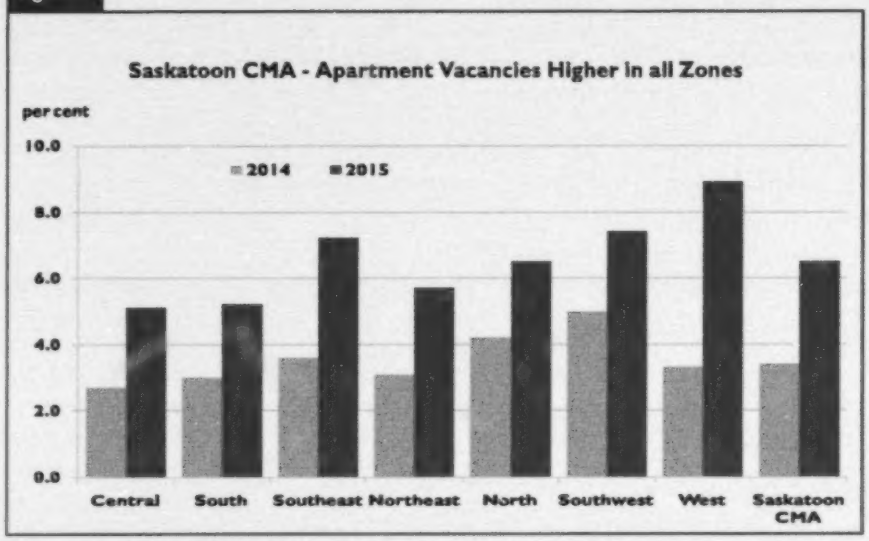
Submarket results: Apartment vacancies rose in all eight zones

CMHC's October 2015 survey reported higher apartment vacancy rates in all the eight zones comprising the Saskatoon CMA. Increased demand for lower-priced condominium apartments by first-time homebuyers and empty-nesters, and the completion of purpose-built rental apartments in neighbourhoods in the South and Northeast zones have resulted in upward pressure on apartment vacancies within the city limits. In the current survey, the vacancy rate ranged from a high of 12.3 per cent in the Outlying Areas of the CMA to 5.1 per cent in the Central zone. However, given the smaller rental universe within the Outlying areas, caution is required in interpreting the changes to the vacancy rate for this zone. The West zone reported the largest increase in apartment vacancies, rising 5.6 percentage points to 8.9 per cent from 3.3 per cent in the previous survey. This is in spite of a small decline in the zone's rental universe in October 2015 from October 2014. The South zone, which reported the largest gain in the rental universe this fall largely due to more rental completions in the Nutana South neighbourhood this year, had the smallest increase in apartment vacancies this year of 2.2 percentage points to 5.2 per cent. Strong demand for two-bedroom suites has supported overall demand for rental accommodation in this zone.

As was the case in the previous survey, apartments in newer structures in the Saskatoon CMA had a lower vacancy rate than older buildings this October. Rental apartments in structures built in 2005 or later had the lowest overall vacancy rate of 1.8 per cent, up 1.5 percentage points from October 2014. Despite the higher average monthly rents that these newer units generally command, the added amenities and upgrades make them attractive to a wider demographic of renters, particularly in trendier neighbourhoods. By contrast, structures built in 1989 or earlier reported average vacancy rates ranging from 5.2 to 8.3 per cent in the October 2015 survey.

In the current survey, Saskatoon's availability rate for all bedroom types ranged from 6.6 per cent in the South zone to 12.3 per cent in the West zone and Outlying areas. Within the city limits, availability rates increased in all zones except the North where the rate was relatively unchanged between the two surveys. The West zone reported the largest percentage point increase in the availability rate to 12.3 per cent this fall, despite reporting a reduction in rental supply between the two

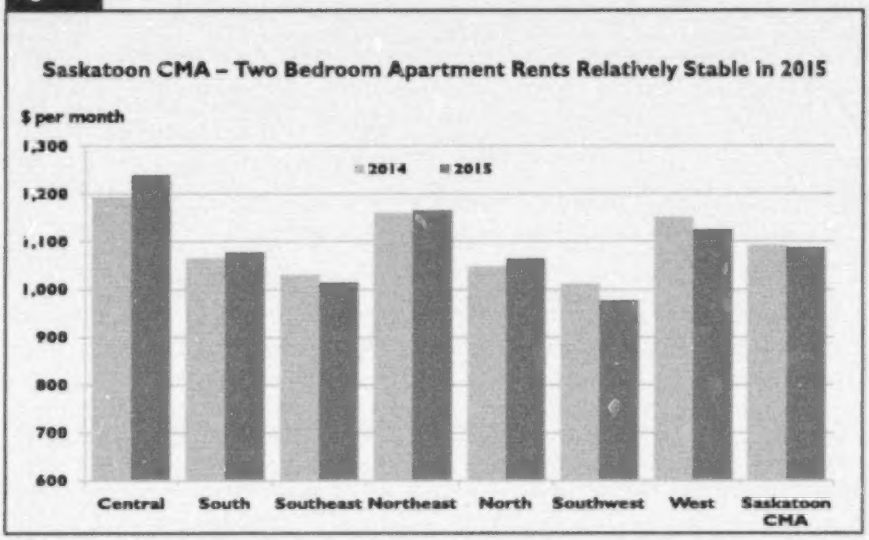
Figure 3



Source: CMHC Rental Market Survey – Structures of 3+ units

[3] A rental unit is available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant.

Figure 4



Source: CMHC Rental Market Survey – Structures of 3+ units

October surveys. By comparison, the availability rate in the Northeast zone rose 2.3 percentage points to 7.1 per cent this fall, supported by increased construction of entry-level condominiums and townhouses for the ownership market which has enabled some renter households to move into home ownership. As well, neighbourhoods in this zone such as University Heights have seen more rental completions this year.

In structures common to both the October 2014 and October 2015 surveys, the South zone had among the largest increases in same-sample rent for two-bedroom apartments over last October at 2.1 per cent, while the North and Northeast zones reported same-sample rent increases of 1.5 per cent and 1.1 per cent over the previous year, respectively. Within the Southwest zone, West zone and Outlying areas, same-sample rents for two-bedroom apartments actually declined in the current survey over October 2014. Meanwhile, two-bedroom same-sample rents were relatively unchanged in the Central and Southeast zones over the previous October survey.

In new and existing structures, the Central zone continued to have the highest average monthly rent for a two-bedroom apartment this fall, at $1,240. Higher apartment rents in this zone are supported by proximity to downtown and the University of Saskatchewan. The lowest average monthly rent for a two-bedroom apartment within city limits was in the Southwest zone at $977. For the entire Saskatoon CMA, the lowest two-bedroom rent was reported in the Outlying Areas, at $808 per month.

Based on the October 2015 survey, the vacancy rate for row (townhouse) rentals in the primary rental market within the Saskatoon CMA increased to 3.3 per cent from 1.5 per cent in the previous year. Row units with three or more bedrooms reported a 2.4 percentage point increase in vacancies to 4.5 per cent from 2.1 per cent last fall. Among row units with two-bedrooms, the vacancy rate increased to 1.9 per cent in the current survey from 0.8 per cent in October 2014. Similarly, Saskatoon's availability rate among row units across the CMA increased to 3.9 per cent this fall from 2.9 per cent in October 2014.

For both new and existing structures, the average monthly rent for two-bedroom townhouses within the Saskatoon CMA was $1,106 in the current survey, slightly higher than the average reported for apartment units with the same number of bedrooms.

Figure 5

Source: CMHC October Rental Market Survey – Structures of 3+ units

Supply and demand factors: Moderate demand and increasing supply have lifted rental vacancies

Despite the diversification that exists in the local economy, Saskatoon has not been immune to the persistent downside risks that lower oil prices have posed to economic activity in recent months. In the current economic environment, employment and wage growth have slowed this year, while the unemployment rate has risen. With less favourable labour market conditions compared to other parts of Canada, net migration to the province of Saskatchewan has declined in 2015. Given that Saskatoon has historically attracted the majority of migrants coming to Saskatchewan, this has tempered demand for rental units in many neighbourhood across the Saskatoon CMA. In addition, recent changes to Canada's Temporary Foreign Worker Program has negatively impacted the inflow of temporary foreign workers to the city. Given that these workers typically look to the rental market for their accommodation needs, this has contributed to weaker rental demand in Saskatoon and alleviated downward pressure on apartment and row vacancies this fall.

On the other hand, rental supply has increased as more rental apartment units initiated over the past few years have been completed. In the October 2015 survey, the universe of purpose-built rental apartments in the Saskatoon CMA increased to 13,370 units from 13,017 units in October 2014. This added 353 units to the rental stock, the majority of which were two-bedroom apartments.

Changes in the number of units in the universe were impacted by new unit completions and structures that were added or removed due to renovations, demolitions, fire damage, or condominium conversions. Other buildings removed from the survey can either be vacant and for sale, boarded up, or converted to other uses.

There were a total 193 rental apartment units completed in the Saskatoon CMA between the beginning of July 2014 and the end of June 2015. This followed the completion of 192 market units for rental tenure during the previous 12-month period.[4] There were no apartment rentals removed from the rental universe in the past year due to condominium conversions. The latter have been impacted by increased competition from ownership condominiums in the new home market. A total of 123 rental units were temporarily removed from the universe due to renovation and other reasons.

Secondary Rental Market Survey[5]:

Vacancies in rental condominium apartments relatively unchanged

CMHC's Secondary Rental Market Survey collects information on rented condominium apartments, single-detached houses, double (semi-detached) houses, freehold row/town houses, duplex apartments, accessory apartments, and apartments which are part of a commercial or other type of structure containing one or two dwelling units.

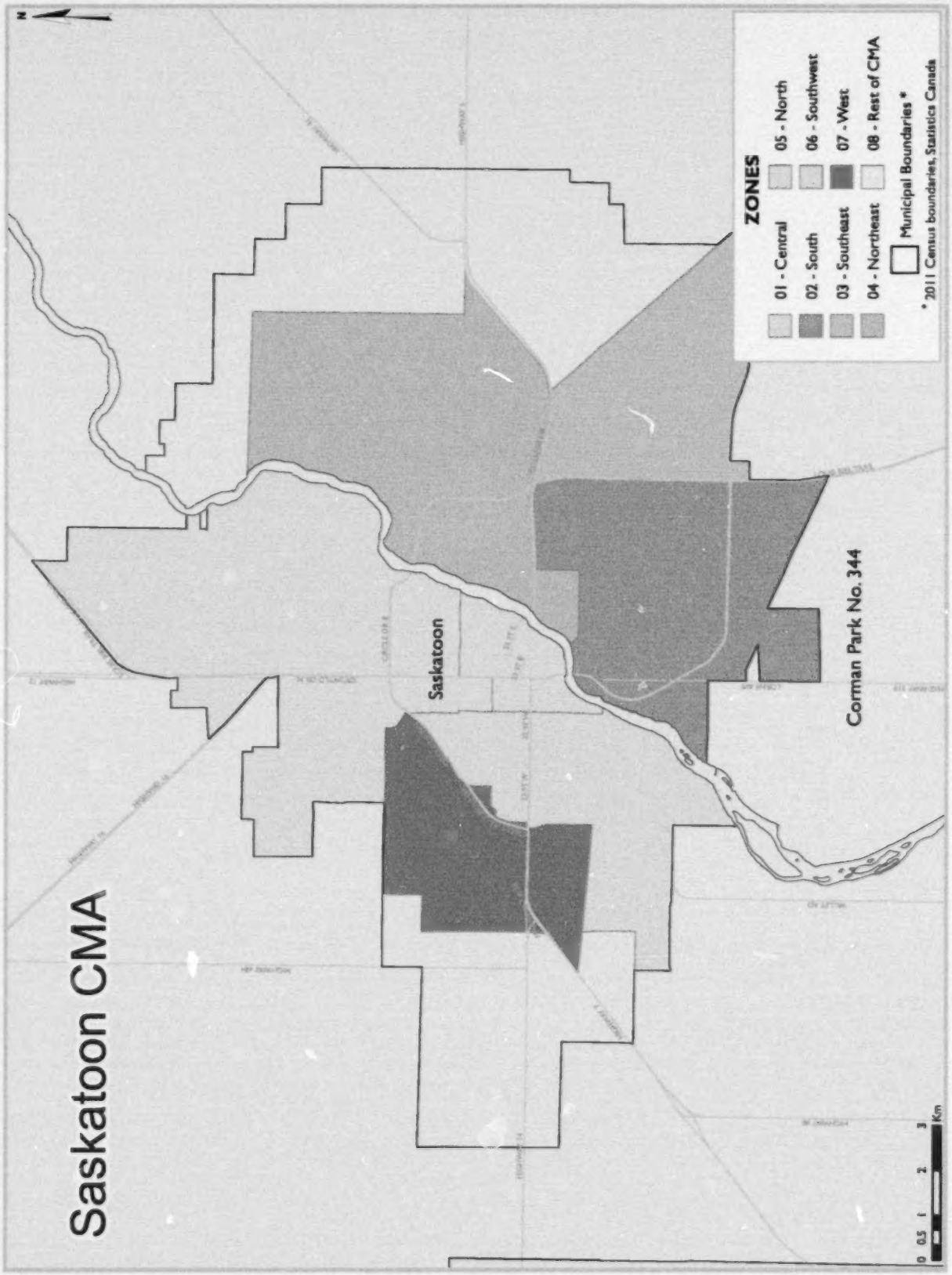
Based on results from CMHC's Secondary Rental Market Survey conducted in October 2015, the vacancy rate in Saskatoon's investor-owned and rented condominiums was 1.5 per cent this fall, compared to 1.2 per cent in October 2014.

In the October 2015 survey, the universe of condominium apartments numbered 10,576 units, an increase of nearly seven per cent from October 2014. The survey also identified 2,184 units as rental, up from 2,155 in the previous year. The proportion of condominium units identified as investor-owned and rented rather than owner-occupied was at 20.7 per cent in this fall, compared to 21.8 per in October 2014.

Saskatoon's other segment of the secondary rental market includes households in rented single-detached houses, semi-detached houses, freehold row or townhouses, duplex apartments, accessory apartments, and apartments which are part of a commercial or other type of structure containing one or two dwelling units. In the current survey, there were an estimated 31,646 households renting in Saskatoon's other secondary rental market, compared to 31,766 households in the October 2014 survey.

[4] In order for a newly constructed building to be included in CMHC's October rental market survey, it must be completed by June 30.

[5] The secondary rental market represents self-contained units, such as condominiums and other rental homes not surveyed in CMHC's Rental Market Survey. There are two types of Secondary Rental Market Surveys of Condominiums and of rented structures with less than three self-contained units. The secondary surveys are conducted jointly or individually for selected centres across Canada. Readers are reminded to use caution when comparing data year-to-year in the Secondary Rental Market Survey since the type of dwellings surveyed and their characteristics can vary from one year to the next. Owners of these types of dwellings can, for example, shift them in and out of the rental market. Unlike structures in the RMS, which are purpose built for rental tenure, structures in the secondary rental market can be a rental structure one year and an owner-occupied structure the next.


Saskatoon CMA
Saskatoon
Corman Park No. 344
ZONES
01 - Central
02 - South
03 - Southeast
04 - Northeast
05 - North
06 - Southwest
07 - West
08 - Rest of CMA
Municipal Boundaries *
* 2011 Census boundaries, Statistics Canada
0 0.5 1 2 3 Km

RMS ZONE DESCRIPTIONS - SASKATOON CMA	
Zone 1	**Central** - North: 33rd St E; East: South Saskatchewan River; West: Idylwyld Dr, Avenue H N; South: South Saskatchewan River.
Zone 2	**South** - North: College Dr, 12th St E; East: Circle Dr E; West: South Saskatchewan River; South: Cartwright St.
Zone 3	**Southeast** - North: College Dr; East: Railroad; West: Circle Dr E; South: Hwy 16.
Zone 4	**Northeast** - North: North of Agra Rd; East: Range Rd 3045; West: South Saskatchewan River; South: College Dr & Hwy 5.
Zone 5	**North** - North : Hwy 11; East: South Saskatchewan River; West: Hwy 16, Range Rd 3061; South: 29 St W, 33rd St E.
Zone 6	**Southwest** - North: Railroad; East: Avenue H; West: Range Rd 3062; South: South Saskatchewan River.
Zone 7	**West** - North: North of Henick Cres; East: Railroad; West: Hwy 7; South: Railroad.
Zones 1-7	**Saskatoon City**
Zone 8	**Outlying Areas**
Zones 1-8	**Saskatoon CMA**

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by Structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Available in the Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Condo Sub Area
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the St. John's, Halifax, Quebec, Montreal, Ottawa, Barrie, Toronto, Hamilton, St. Catharine's, Windsor, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Kelowna, Abbotsford, Vancouver and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in in Other Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Central	3.8 a	3.9 a	2.3 a	7.2 c ↑	3.0 a	3.0 a	6.3 a	**	2.7 a	5.1 b ↑
Zone 2 - South	3.5 b	3.9 b	2.3 a	5.6 b ↑	3.9 a	4.8 b	0.0 a	8.7 a ↑	3.0 a	5.2 a ↑
Zone 3 - Southeast	4.4 c	**	2.9 a	5.6 b ↑	3.4 b	7.7 a ↑	14.5 a	**	3.6 a	7.2 a ↑
Zone 4 - Northeast	5.4 c	2.9 b ↓	4.3 b	5.4 c ↑	1.7 a	5.8 b ↑	9.1 a	15.5 a ↑	3.1 b	5.7 b ↑
Zone 5 - North	0.0 a	**	3.3 b	6.8 c ↑	4.8 a	6.2 c ↑	**	**	4.2 a	6.5 b ↑
Zone 6 - Southwest	**	**	8.0 a	9.7 c ↑	3.7 a	6.3 c ↑	0.7 a	6.9 a ↑	5.0 a	7.4 b ↑
Zone 7 - West	0.0 a	3.0 a ↑	2.9 a	8.5 b ↑	3.5 b	10.1 a ↑	3.3 a	2.4 a -	3.3 a	8.9 a ↑
Saskatoon City (Zones 1-7)	4.2 b	4.9 b	3.2 a	6.8 b ↑	3.5 a	6.5 b ↑	3.7 a	4.9 a ↑	3.4 a	6.4 a ↑
Zone 8 - Outlying Areas	**	**	**	**	3.1 a	10.5 c ↑	**	8.8 c ↑	7.4 a	12.3 c ↑
Saskatoon CMA	**4.1 b**	**4.9 b**	**3.3 a**	**6.8 b ↑**	**3.5 a**	**6.6 b ↑**	**3.5 a**	**5.0 a ↑**	**3.4 a**	**6.5 a ↑**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Central	733 a	723 b	936 a	949 a	1,193 a	1,240 a	1,169 b	1,374 a	1,011 a	1,035 a
Zone 2 - South	673 a	665 a	865 a	874 a	1,065 a	1,076 a	1,248 a	1,260 a	947 a	961 a
Zone 3 - Southeast	702 a	709 a	867 a	866 a	1,030 a	1,013 a	1,135 a	1,273 d	980 a	967 a
Zone 4 - Northeast	638 a	622 a	881 a	884 a	1,159 a	1,165 a	1,361 a	1,379 a	1,035 a	1,043 a
Zone 5 - North	654 a	654 a	887 a	896 a	1,048 a	1,063 a	**	**	985 a	989 a
Zone 6 - Southwest	645 a	653 a	797 a	794 a	1,011 a	977 a	1,121 a	984 a	947 a	925 a
Zone 7 - West	819 a	785 a	926 a	954 a	1,152 a	1,125 a	1,159 a	1,179 a	1,095 a	1,083 a
Saskatoon City (Zones 1-7)	694 a	686 a	885 a	895 a	1,093 a	1,088 a	1,170 a	1,130 a	998 a	999 a
Zone 8 - Outlying Areas	**	**	**	**	824 a	808 a	1,215 a	1,257 b	918 a	938 a
Saskatoon CMA	**693 a**	**686 a**	**884 a**	**895 a**	**1,091 a**	**1,087 a**	**1,172 a**	**1,135 a**	**998 a**	**999 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Central	185	201	1,173	1,166	780	797	16	39	2,154	2,203
Zone 2 - South	217	217	1,520	1,575	1,366	1,541	59	59	3,162	3,392
Zone 3 - Southeast	24	21	427	429	1,050	1,058	42	42	1,543	1,550
Zone 4 - Northeast	81	80	411	407	665	662	33	32	1,190	1,181
Zone 5 - North	15	15	413	412	667	663	15	15	1,110	1,105
Zone 6 - Southwest	35	51	493	550	889	942	145	151	1,562	1,694
Zone 7 - West	31	32	508	527	1,459	1,395	218	211	2,216	2,165
Saskatoon City (Zones 1-7)	588	617	4,945	5,066	6,876	7,058	528	549	12,937	13,290
Zone 8 - Outlying Areas	1	1	19	19	36	36	24	24	80	80
Saskatoon CMA	**589**	**618**	**4,964**	**5,085**	**6,912**	**7,094**	**552**	**573**	**13,017**	**13,370**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Central	5.9 a	7.4 c ↑	3.4 a	8.8 b ↑	5.1 a	5.5 c -	12.5 a	**	4.3 a	7.0 b ↑
Zone 2 - South	5.5 b	5.0 b -	3.6 b	7.1 b ↑	5.1 a	6.2 b ↑	0.0 a	11.9 a -	4.3 a	6.6 a ↑
Zone 3 - Southeast	4.4 c	**	3.6 a	7.5 a ↑	5.0 a	8.3 a ↑	14.5 a	**	4.9 a	8.2 a ↑
Zone 4 - Northeast	5.4 c	2.9 b ↓	5.2 b	7.4 b ↑	4.1 a	6.8 a ↑	12.1 a	21.7 a -	4.8 a	7.1 b ↑
Zone 5 - North	0.0 a	**	6.6 a	8.5 c -	7.5 a	7.3 b -	**	**	7.0 a	7.8 b -
Zone 6 - Southwest	**	**	8.7 a	13.3 c -	5.4 a	11.3 c ↑	2.1 a	9.2 a -	6.3 a	11.6 c ↑
Zone 7 - West	0.0 c	3.0 c -	5.3 b	12.2 c ↑	5.2 a	13.5 c ↑	4.5 d	6.5 b -	5.0 a	12.3 c ↑
Saskatoon City (Zones 1-7)	5.6 b	6.5 b -	4.6 a	8.8 b ↑	5.3 a	8.8 b ↑	4.9 c	7.2 b -	5.0 a	8.6 b ↑
Zone 8 - Outlying Areas	**	**	**	**	3.1 a	10.5 d -	**	8.8 c -	7.4 a	12.3 c -
Saskatoon CMA	**5.6 b**	**6.5 b -**	**4.7 a**	**8.9 b ↑**	**5.3 a**	**8.8 b ↑**	**4.7 c**	**7.3 b -**	**5.0 a**	**8.6 b ↑**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Saskatoon CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Zone 1 - Central	7.0 a	++	4.0 b	1.3 d	4.1 b	++	3.2 d	++	4.2 b	++
Zone 2 - South	4.3 c	++	5.5 a	1.7 b	4.6 a	2.1 b	2.7 a	1.6 a	4.8 a	1.6 b
Zone 3 - Southeast	1.6 b	1.8 b	1.5 a	++	1.0 a	++	-0.9 a	++	1.2 a	++
Zone 4 - Northeast	4.9 c	-2.6 b	5.2 b	++	3.4 a	1.1 a	3.3 b	2.8 a	3.9 a	0.7 a
Zone 5 - North	**	++	2.8 a	2.4 a	2.6 a	1.5 b	**	**	3.0 a	1.9 b
Zone 6 - Southwest	5.4 d	**	5.3 b	++	7.6 c	-1.3 d	3.6 c	-6.5 a	6.2 b	**
Zone 7 - West	9.9 a	++	4.1 a	2.0 c	5.8 a	-0.9 a	3.8 c	2.7 b	5.9 a	-1.0 a
Saskatoon City (Zones 1-7)	5.4 a	++	4.2 a	1.1 a	4.3 a	0.5 a	2.8 a	++	4.4 a	0.4 a
Zone 8 - Outlying Areas	**	**	**	**	4.5 a	-2.6 b	**	2.5 c	4.1 b	-0.7 b
Saskatoon CMA	**5.4** a	++	**4.2** a	**1.1** a	**4.3** a	**0.5** b	**2.8** a	++	**4.4** a	**0.4** b

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Saskatoon CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Saskatoon CMA										
Pre 1940	4.5 c	5.5 c	3.0 b	**	4.2 c	0.7 b	**	**	3.6 c	5.2 c
1940 - 1959	0.0 a	**	4.8 c	10.2 c	3.3 b	5.5 b	0.0 a	0.0 a	3.9 c	8.3 c
1960 - 1974	4.2 b	4.5 b	3.1 b	6.3 c	3.8 b	5.8 b	5.2 b	6.2 c	3.5 b	5.9 c
1975 - 1989	4.4 b	**	3.5 b	7.0 c	4.1 b	8.1 c	3.1 c	6.9 b	3.9 b	7.6 c
1990 - 2004	-	-	**	**	0.0 a	4.1 c	**	**	0.3 a	4.3 c
2005+	-	-	**	**	0.2 a	2.3 b	4.3 a	0.4 b	0.3 a	1.8 b
Total	4.1 b	4.9 b	3.3 b	6.8 c	3.5 b	6.6 c	3.5 b	5.0 b	3.4 b	6.5 c

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Saskatoon CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Saskatoon CMA										
Pre 1940	756 c	736 c	855 c	852 c	949 c	952 c	**	**	868 c	856 c
1940 - 1959	690 b	634 b	820 b	813 b	950 c	986 c	1,224 c	1,175 c	869 c	871 c
1960 - 1974	660 a	662 a	855 c	865 c	1,060 c	1,071 c	1,191 c	1,197 c	923 c	941 c
1975 - 1989	756 c	723 c	915 c	931 c	1,056 c	1,058 c	1,146 c	1,095 c	1,008 c	1,014 c
1990 - 2004	-	-	991 c	965 c	1,240 c	1,208 c	1,264 c	1,346 c	1,208 c	1,181 c
2005+	-	-	**	1,120 c	1,386 c	1,298 c	1,434 c	1,469 c	1,387 c	1,302 c
Total	693 c	686 c	884 c	895 c	1,091 c	1,087 c	1,172 c	1,135 c	998 c	999 c

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Saskatoon CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Saskatoon CMA										
3 to 5 Units	**	**	2.7 b	7.1 c ↑	1.0 a	4.8 c ↑	3.5 a	1.8 b	2.1 a	3.4 b ↑
6 to 19 Units	6.2 b	5.9 c	4.0 a	7.8 c ↑	4.1 a	12.2 c ↑	**	**	4.2 a	9.6 c ↑
20 to 49 Units	3.0 a	4.9 d ↑	4.1 a	7.0 b ↑	4.4 a	6.2 a ↑	2.6 b	6.2 a ↑	4.2 a	6.4 a ↑
50 to 99 Units	2.2 a	3.1 b ↑	1.7 a	3.1 a ↑	2.3 a	3.3 b ↑	6.3 a	**	2.2 a	3.3 a ↑
100+ Units	**	**	0.7 a	**	1.2 a	4.0 c ↑	**	**	1.0 a	6.2 c ↑
Total	4.1 b	4.9 b	3.3 a	6.8 a ↑	3.5 a	6.6 a ↑	3.5 a	5.0 b ↑	3.4 a	6.5 a ↑

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Saskatoon CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Saskatoon CMA										
3 to 5 Units	625 b	647 b	706 a	730 a	971 a	983 a	1,248 a	1,307 a	928 a	951 a
6 to 19 Units	641 a	627 a	820 a	824 a	1,014 a	1,006 a	1,132 a	1,114 a	892 a	894 a
20 to 49 Units	750 a	738 a	876 a	877 a	1,014 a	1,022 a	1,119 a	1,053 a	965 a	964 a
50 to 99 Units	665 a	680 a	931 a	955 a	1,217 a	1,185 a	1,310 a	1,348 a	1,114 a	1,100 a
100+ Units	**	**	1,127 a	1,155 a	1,337 a	1,336 a	**	**	1,230 a	1,257 a
Total	693 a	686 a	884 a	895 a	1,091 a	1,087 a	1,172 a	1,135 a	998 a	999 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Saskatoon CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Central	0.0 a	1.7 b ↑	3.3 b	6.4 a ↑	3.5 a	5.7 d	3.0 a	1.8 c	1.5 a	**
Zone 2 - South	3.1 d	1.5 a	3.5 b	6.6 b	3.6 b	4.5 b	1.5 a	1.9 a	**	**
Zone 3 - Southeast	**	**	1.7 c	8.2 c	6.1 b	8.7 b ↑	2.2 a	5.0 c	**	**
Zone 4 - Northeast	1.9 c	7.7 b	3.1 c	4.3 c	3.7 a	8.2 c ↑	2.7 a	4.7 a	-	-
Zone 5 - North	0.0 a	**	4.0 a	**	4.1 b	6.5 b	**	**	-	-
Zone 6 - Southwest	4.5 a	11.1 a ↑	5.2 b	9.9 c ↑	6.0 a	7.2 c	**	**	-	-
Zone 7 - West	**	**	10.0 c	37.9 a ↑	2.5 a	5.4 b	1.8 b	3.0 a	**	**
Saskatoon City (Zones 1-7)	2.4	3.4 b	4.2	9.6 a ↑	4.1	6.3 b ↑	2.2	3.3 a	1.0	6.2 c
Zone 8 - Outlying Areas	0.0 a	**	**	**	**	**	-	-	-	-
Saskatoon CMA	**2.1**	**3.4 b ↑**	**4.2**	**9.6 a ↑**	**4.2**	**6.4 b ↑**	**2.2**	**3.3 a ↑**	**1.0**	**6.2 c ↑**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type Saskatoon CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Saskatoon CMA										
LT $400	**	**	**	**	**	**	**	**	**	**
$400 - $499	**	**	**	**	**	**	**	**	0.0 d	**
$500 - $599	3.7 d	4.6 d	**	**	**	**	**	**	3.8 d	4.0 d
$600 - $699	3.1 b	2.7 c -	0.4 b	2.6 c	**	**	**	**	1.8 b	2.6 c
$700 - $799	7.1 b	11.5 d ↑	3.3 b	6.5 b	2.2 b	**	**	**	3.7 b	7.1 b
$800+	3.4 b	3.5 c	3.7 a	7.4 b ↑	3.6 a	6.7 a ↑	3.5 b	6.8 b ↑	3.6 a	6.9 a ↑
Total	4.1 b	4.9 b	3.3 a	6.8 a ↑	3.5 a	6.6 a ↑	3.5 b	5.0 b ↑	3.4 a	6.5 a ↑

[1] Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Central	-	-	**	**	0.0	0.0	**	**	0.0	0.0
Zone 2 - South	**	**	**	**	**	**	**	**	**	**
Zone 3 - Southeast	-	-	-	-	-	-	**	**	**	**
Zone 4 - Northeast	-	-	-	-	-	-	3.6	0.0	3.6	0.0
Zone 5 - North	**	**	**	**	**	**	-	-	**	**
Zone 6 - Southwest	-	-	-	-	**	**	**	**	1.8	8.9
Zone 7 - West	-	-	-	-	-	-	-	-	-	-
Saskatoon City (Zones 1-7)	**	**	**	**	0.5	0.0	2.2	4.5	1.6	2.9
Zone 8 - Outlying Areas	-	-	-	-	1.3	6.7	**	**	1.2	6.3
Saskatoon CMA	**	**	**	**	0.8	1.9	2.1	4.5	1.5	3.3

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Central	-	-	**	**	860	920	**	**	809	865
Zone 2 - South	**	**	**	**	**	**	**	**	**	**
Zone 3 - Southeast	-	-	-	-	-	-	**	**	**	**
Zone 4 - Northeast	-	-	-	-	-	-	1,379	1,432	1,379	1,432
Zone 5 - North	**	**	**	**	**	**	-	-	**	**
Zone 6 - Southwest	-	-	-	-	**	**	**	**	1,270	1,238
Zone 7 - West	-	-	-	-	-	-	-	-	-	-
Saskatoon City (Zones 1-7)	**	**	**	**	1,168	1,213	1,337	1,357	1,267	1,297
Zone 8 - Outlying Areas	-	-	-	-	801	842	**	**	810	850
Saskatoon CMA	**	**	**	**	1,066	1,106	1,331	1,352	1,211	1,240

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Central	0	0	11	10	22	23	2	2	35	35
Zone 2 - South	1	1	7	7	170	168	155	155	333	331
Zone 3 - Southeast	0	0	0	0	0	0	50	50	50	50
Zone 4 - Northeast	0	0	0	0	0	0	55	55	55	55
Zone 5 - North	1	1	3	3	4	4	0	0	8	8
Zone 6 - Southwest	0	0	0	0	8	8	104	104	112	112
Zone 7 - West	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Saskatoon City (Zones 1-7)	2	2	21	20	204	203	366	366	593	591
Zone 8 - Outlying Areas	0	0	0	0	79	81	5	6	84	87
Saskatoon CMA	**2**	**2**	**21**	**20**	**283**	**284**	**371**	**372**	**677**	**678**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Central	-	-	**	**	4.5 a	0.0 a ↓	**	**	2.9 a	0.0 a ↓
Zone 2 - South	**	**	**	**	**	**	**	**	**	**
Zone 3 - Southeast	-	-	-	-	-	-	**	**	**	**
Zone 4 - Northeast	-	-	-	-	-	-	5.5 a	1.8 a ↓	5.5 a	1.8 a ↓
Zone 5 - North	**	**	**	**	**	**	-	-	**	**
Zone 6 - Southwest	-	-	-	-	**	**	**	**	1.8 a	8.9 a ↑
Zone 7 - West	-	-	-	-	-	-	-	-	-	-
Saskatoon City (Zones 1-7)	**	**	**	**	3.1 c	1.6 d ↓	3.3 a	4.8 a ↑	3.2 a	3.6 b ↑
Zone 8 - Outlying Areas	-	-	-	-	1.3 a	6.7 c ↑	**	**	1.2 a	6.3 c ↑
Saskatoon CMA	**	**	**	**	**2.6 a**	**3.0 c ↑**	**3.2 a**	**4.7 a ↑**	**2.9 a**	**3.9 b ↑**

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Saskatoon CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Zone 1 - Central	-	-	**	**	0.7 d	8.4	**	**	-0.3 d	7.4
Zone 2 - South	**	**	**	**	**	**	**	**	**	**
Zone 3 - Southeast	-	-	-	-	-	-	**	**	**	**
Zone 4 - Northeast	-	-	-	-	-	-	4.5	3.8	4.5	3.8
Zone 5 - North	**	**	**	**	**	**	-	-	**	**
Zone 6 - Southwest	-	-	-	-	**	**	**	**	7.6 d	-2.3
Zone 7 - West	-	-	-	-	-	-	-	-	-	-
Saskatoon City (Zones 1-7)	**	**	**	**	3.4 d	4.1	4.1	2.5	4.0	2.3
Zone 8 - Outlying Areas	-	-	-	-	1.4 d	5.0	**	**	1.3 d	4.9
Saskatoon CMA	**	**	**	**	3.0 d	4.3	4.1	2.5	3.6	2.7

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Central	3.8 a	3.9 c	2.3 a	7.2 c ↑	2.9 a	2.9 c	5.6 a	**	2.7 a	5.0 b ↑
Zone 2 - South	3.5 c	3.9 b	2.3 a	5.6 b ↑	3.6 a	4.3 b ↑	1.4 a	3.0 a ↑	2.9 a	4.7 a ↑
Zone 3 - Southeast	4.4 c	**	2.9 a	5.6 b ↑	3.4 b	7.7 a ↑	7.7 a	10.2 a ↑	3.5 a	7.3 a ↑
Zone 4 - Northeast	5.4 c	2.9 b ↓	4.3 b	5.4 c -	1.7 a	5.8 b ↑	5.7 a	5.8 a ↑	3.1 b	5.5 b ↑
Zone 5 - North	0.0 c	**	3.3 c	6.8 c ↑	4.7 c	6.1 c ↑	**	**	4.2 c	6.5 c ↑
Zone 6 - Southwest	**	**	8.0 a	9.7 c ↑	3.7 a	6.2 c ↑	1.2 a	7.7 a ↑	4.8 a	7.5 b ↑
Zone 7 - West	0.0 c	3.0 c ↑	2.9 a	8.5 b ↑	3.5 b	10.1 a ↑	3.3 c	2.4 a ↓	3.3 a	8.9 a ↑
Saskatoon City (Zones 1-7)	4.2 c	4.9 b ↑	3.2 a	6.8 c ↑	3.4 a	6.4 c ↑	3.0 a	4.8 a ↑	3.3 a	6.3 b ↑
Zone 8 - Outlying Areas	**	**	**	**	1.9 b	7.9 c ↑	0.0 c	7.3 c ↑	4.2 a	9.1 b ↑
Saskatoon CMA	**4.1 c**	**4.9 b ↑**	**3.3 a**	**6.8 c ↑**	**3.4 a**	**6.4 c ↑**	**2.9 a**	**4.9 a ↑**	**3.4 a**	**6.3 b ↑**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Central	733 a	723 b	934 a	947 a	1,184 a	1,231 a	1,139 b	1,339 a	1,008 a	1,032 a
Zone 2 - South	673 a	665 a	865 a	874 a	1,084 a	1,097 a	1,345 a	1,380 a	981 a	998 a
Zone 3 - Southeast	702 a	709 a	867 a	866 a	1,030 a	1,013 a	1,194 a	1,255 a	988 a	976 a
Zone 4 - Northeast	638 a	622 a	881 a	884 a	1,159 a	1,165 a	1,373 a	1,412 a	1,050 a	1,060 a
Zone 5 - North	654 a	654 b	887 a	896 a	1,046 a	1,061 a	**	**	984 a	988 a
Zone 6 - Southwest	645 a	653 b	797 a	794 a	1,010 a	977 a	1,194 a	1,067 a	968 a	944 a
Zone 7 - West	819 a	785 a	926 a	954 a	1,152 a	1,125 a	1,159 a	1,179 a	1,095 a	1,083 a
Saskatoon City (Zones 1-7)	694 a	686 a	884 a	895 a	1,095 a	1,092 a	1,241 a	1,217 a	1,010 a	1,012 a
Zone 8 - Outlying Areas	**	**	**	**	808 a	832 a	1,166 a	1,203 b	863 a	890 a
Saskatoon CMA	**693 a**	**686 a**	**884 a**	**894 a**	**1,090 a**	**1,088 a**	**1,238 a**	**1,216 a**	**1,008 a**	**1,011 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Central	185	201	1,184	1,176	802	820	18	41	2,189	2,238
Zone 2 - South	218	218	1,527	1,582	1,536	1,709	214	214	3,495	3,723
Zone 3 - Southeast	24	21	427	429	1,050	1,058	92	92	1,593	1,600
Zone 4 - Northeast	81	80	411	407	665	662	88	87	1,245	1,236
Zone 5 - North	16	16	416	415	671	667	15	15	1,118	1,113
Zone 6 - Southwest	35	51	493	550	897	950	249	255	1,674	1,806
Zone 7 - West	31	32	508	527	1,459	1,395	218	211	2,216	2,165
Saskatoon City (Zones 1-7)	590	619	4,966	5,086	7,080	7,261	894	915	13,530	13,881
Zone 8 - Outlying Areas	1	1	19	19	115	117	29	30	164	167
Saskatoon CMA	**591**	**620**	**4,985**	**5,105**	**7,195**	**7,378**	**923**	**945**	**13,694**	**14,048**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Central	5.9 a	7.4 c	3.4 a	8.7 b ↑	5.1 a	5.4 c	11.1 a	**	4.3 a	6.9 b ↑
Zone 2 - South	5.5 b	5.0 b	3.6 b	7.1 b ↑	4.9 a	5.8 b ↑	2.3 a	3.9 a	4.2 a	6.1 a ↑
Zone 3 - Southeast	4.4 c	**	3.6 a	7.5 a ↑	5.0 a	8.3 a ↑	8.8 a	10.2 c	4.8 a	8.3 a ↑
Zone 4 - Northeast	5.4 c	2.9 b ↓	5.2 b	7.4 b ↑	4.1 a	6.8 a ↑	8.0 a	9.2 a	4.8 a	6.9 a ↑
Zone 5 - North	0.0 c	**	6.6 b	8.5 c	7.4 a	7.2 b	**	**	7.0 a	7.8 b
Zone 6 - Southwest	**	**	8.7 a	13.3 d ↑	5.3 a	11.2 c ↑	2.0 a	9.4 a ↑	6.0 a	11.4 c ↑
Zone 7 - West	0.0 c	3.0 c	5.3 b	12.2 c ↑	5.2 a	13.5 a ↑	4.5 a	6.5 b	5.0 a	12.3 a ↑
Saskatoon City (Zones 1-7)	5.6 a	6.5 a	4.6 a	8.8 a ↑	5.2 a	8.6 a ↑	4.2 a	6.5 a	4.9 a	8.4 a ↑
Zone 8 - Outlying Areas	**	**	**	**	1.9 b	7.9 c ↑	0.0 c	7.3 c ↑	4.2 a	9.1 b ↑
Saskatoon CMA	**5.6 a**	**6.5 a**	**4.7 a**	**8.8 a ↑**	**5.2 a**	**8.6 a ↑**	**4.1 a**	**6.5 a ↑**	**4.9 a**	**8.4 a ↑**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Saskatoon CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Zone 1 - Central	7.0 a	++	3.9 b	1.4 a	4.0 b	++	2.7 c	**	4.1 b	1.1 d
Zone 2 - South	4.3 c	++	5.5 a	1.7 b	4.5 a	2.3 a	3.2 a	2.5 a	4.7 a	1.8 a
Zone 3 - Southeast	1.6 b	1.8 b	1.5 a	++	1.0 a	++	-0.9 a	++	1.1 a	++
Zone 4 - Northeast	4.9 c	-2.6 b	5.2 b	++	3.4 a	1.1 a	3.6 a	3.0 a	3.9 a	0.9 a
Zone 5 - North	**	++	2.8 a	2.4 a	2.6 a	1.5 a	**	**	2.9 a	1.9 b
Zone 6 - Southwest	5.4 d	**	5.3 b	++	7.6 c	-1.3 d	4.6 c	-5.8 a	6.3 b	**
Zone 7 - West	9.9 a	++	4.1 a	2.0 a	5.8 a	-0.9 a	3.8 a	2.7 a	5.9 a	-1.0 a
Saskatoon City (Zones 1-7)	5.4 a	++	4.2 a	1.1 a	4.3 a	0.6 a	3.1 a	0.7 a	4.3 a	0.5 a
Zone 8 - Outlying Areas	**	**	**	**	2.6 a	2.6 b	1.6 c	2.9 c	2.6 a	2.8 c
Saskatoon CMA	**5.4 a**	**++**	**4.2 a**	**1.1 a**	**4.2 a**	**0.6 a**	**3.1 a**	**0.8 a**	**4.3 a**	**0.5 a**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Saskatoon CMA - October 2015

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-14	Oct-15	Oct-14	Oct-15
Saskatoon CMA	1.2 a	1.5 c -	3.4 a	6.5 a ↑

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Total Vacancy Rates (%)
By Building Size
Saskatoon CMA - October 2015

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-14	Oct-15	Oct-14	Oct-15
Saskatoon CMA				
3 to 24 Units	1.4 a	**	4.1 a	8.1 a ↑
25 to 49 Units	3.4 d	3.5 d -	4.1 a	6.2 a ↑
50+ Units	0.5 b	0.1 b -	1.9 a	4.1 b ↑
Total	1.2 a	1.5 c -	3.4 a	6.5 a ↑

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
Saskatoon CMA - October 2015

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Saskatoon CMA	9,897	10,576	2,155 d	2,184 a	21.8 d	20.7 a -	1.2 a	1.5 c -

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments By Project Size
Saskatoon CMA - October 2015

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Saskatoon CMA								
3 to 24 Units	1,279	1,326	314 d	368 d	24.5 d	27.7 d	1.4 a	**
25 to 49 Units	2,003	2,109	**	378 d	**	17.9 d	3.4 d	3.5 d
50+ Units	6,615	7,141	1,446 d	1,436 d	21.9 d	20.1 d -	0.5 b	0.1 b -
Total	9,897	10,576	2,155 d	2,184 a	21.8 d	20.7 a -	1.2 a	1.5 c -

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Saskatoon CMA - October 2015

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Saskatoon CMA										
Single Detached	**	**	**	**	1,090 c	**	1,393 c	1,537 c	1,302 c	1,389 c
Semi detached, Row and Duplex	**	**	**	**	**	1,137 b	1,221 b	1,329 b	1,095 c	1,197 c
Other-Primarily Accessory Suites	**	**	670 c	**	980 c	897 c	**	**	809 c	**
Total	**	**	669 c	**	1,029 c	989 b	1,312 b	1,426 b	1,009 b	1,126 c

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Saskatoon CMA - October 2015

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-14	Oct-15
Saskatoon CMA		
Single Detached	**	6,198 d
Semi detached, Row and Duplex	**	**
Other-Primarily Accessory Suites	**	**
Total	31,766	31,646

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

Use caution when comparing changes in statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. These tables include indicators to help interpret changes. ↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the year-over-year change is a statistically significant decrease, while – indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in late summer and early fall to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents in the following CMAs: Abbotsford, Barrie, Calgary, Edmonton, Halifax, Hamilton, Kelowna, Montréal, Ottawa, Québec, Regina, Saskatoon, St. Catharines-Niagara, St. John's, Toronto, Vancouver, Victoria, Windsor and Winnipeg.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents in the following CMAs: Calgary, Edmonton, Montréal, Ottawa, Québec, Toronto, Vancouver, Victoria and Winnipeg.
- A Condominium Apartment Vacancy Survey to collect vacancy information in the following CMAs: Calgary, Edmonton, Gatineau, Hamilton, Kelowna, Kitchener, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the property management company or condominium (strata) board, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in late summer and early fall, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates from the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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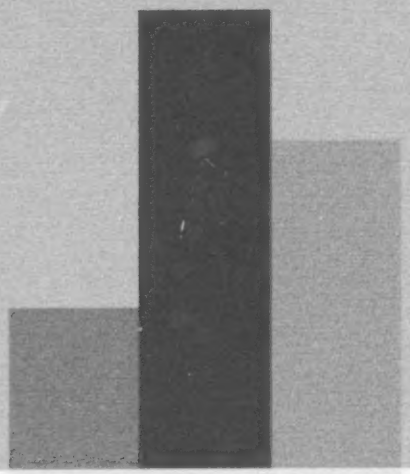

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